

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**MANAGEMENT CERTIFICATE OF
THE ENCLAVE AT BAY COLONY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of The Enclave at Bay Colony Owners Association, Inc., the property owner's association for The Enclave at Bay Colony a residential subdivision in League City, Galveston County, Texas, (the "Subdivision") submits this Management Certificate of The Enclave at Bay Colony Association, Inc.

1. The name of the Subdivision is The Enclave at Bay Colony.
2. The name of the association for the Subdivision is The Enclave at Bay Colony Owners Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Real Property Records of Galveston County, Texas, as follows:

Final Plat Enclave at Bay Colony, Being 14.8900 Acres of Land, in the City of League City, Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 016-23-1437, in the Official Public Records of Real Property of Galveston County, Texas;

Final Plat Enclave at Bay Colony West Section One, Phase I, Being 8.48 Acres out of Lot "A", Subdivision Six (6), and Lot "A", Subdivision Seven (7), Situated in the Perry and Austin Upper League Abstract No. 19, in League City, Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2010041515, in the Official Public Records of Real Property of Galveston County, Texas;

Final Plat Enclave at Bay Colony West Section One, Phase II, Being 7.81 Acres out of Lot "A", Subdivision Six (6), and Lot "A", Subdivision Seven (7), Situated in the Perry and Austin Upper League, Abstract No. 19 in League City, Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No.

2012069674, In the Official Public Records of Real Property of Galveston County, Texas;

Final Plat Enclave at Bay Colony West Section One, Phase III, Being 6.46 Acres out of Lot "A", Subdivision Six (6), and Lot "A", Subdivision Seven (7), Situated in the Perry and Austin Upper League, Abstract No. 19 in League City, Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2013064166, In the Official Public Records of Real Property of Galveston County, Texas.

4. Declaration of Covenants, Conditions, Restrictions and Easements for Enclave at Bay Colony has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's File No. 2002027064. Bay Colony West Homeowners Association, Inc. Declaration of Annexation Enclave at Bay Colony West Section One, Phase II has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's File No. 2013005013. Bay Colony West Homeowners Association, Inc. Declaration of Annexation Enclave at Bay Colony West Section One, Phase III has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's File No. 2013074945. The foregoing are collectively referred to as "Declaration".

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

6. A true and correct copy of the Bylaws for the Association has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's File No. 2002036998. That certain First Amended Bylaws of The Enclave at Bay Colony Owners Association, Inc. recorded in the Real Property Records of Galveston, County, Texas, under County Clerk's File No. 2006070598 was revoked and revised by that certain Board of Directors By-Laws Revisions 25June07 recorded in the Real Property Records of Galveston County, Texas, under County Clerk's File No. 2007047033. A true and correct copy of the Second Amended Bylaws of The Enclave at Bay Colony Owners Association, Inc. is attached to that certain management certificate recorded in the Real Property Records of Galveston, County, Texas under County Clerk's File No. 2021057488. A true and correct copy of the Articles of Incorporation are attached hereto.

7. That certain Special Warranty Deed conveying Unrestricted Reserve "C", Unrestricted Reserve "D", and Unrestricted Reserve "E" to the Association has been recorded in the Real Property Records of Galveston County, Texas, under County Clerk's File No. 2002027066.

8. That certain Joint Use and Easement Agreement is recorded in the Real

Property Records of Galveston County, Texas, under County Clerk's File No. 2005049109.

9. Those certain Policy Regarding Alternative Payment Schedules, and Policy Regarding Records Retention, Inspection & Production recorded under County Clerk's File No. 2012029969 are hereby revoked. The current Records Retention Policy and Inspection and Copying Policy are attached to that certain Management Certificate recorded at Galveston County Clerk's File No. 2018004019. The current Delinquency Collection Policy and Alternative Payment Schedule attached to that certain Management Certificate recorded in the Real Property Records of Galveston County, under Clerk's File No. 2018004019.

10. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. All other prior policies by the same name are hereby revoked.

Signed this 9th day of November, 2021.

THE ENCLAVE AT BAY COLONY
OWNERS ASSOCIATION, INC.

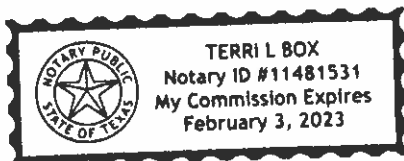
By: Marta Cobian
Name: Marta Cobian
Title: Director

STATE OF TEXAS

COUNTY OF Galveston

This instrument was acknowledged before me on the 9th day of November, 2021 by Marta Cobian, Director of The Enclave at Bay Colony Owners Association, Inc., a Texas not for profit corporation, on behalf of said not for profit corporation

[Signature]
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:

Carl Jay Quezada

Quezada Law Firm, P.C.

106 E. Willowick

Friendswood, Texas 77546